

December 15, 2010

**ITEM NO. B1**

**AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. 03 TO  
CONTRACT NO. 0638 WITH HOLABIRD & ROOT LLC FOR THE PROVISION OF  
ADDITIONAL PRIME DESIGN CONSULTANT SERVICES AT ALTGELD GARDENS  
(IL2-007)**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners approves Modification No. 03 to Contract No. 0638 with Holabird & Root LLC for the provision of additional prime design consultant services at Altgeld Gardens (IL2-007) in an amount not-to-exceed \$1,290,000.00. The new total contract value of Contract No. 0638 is not-to-exceed \$8,898,404.00.

**FUNDING**  
Capital Fund Program

**RECOMMENDATION SUMMARY**

Contract No.:	0638	Contract Date:	August 1, 2004
Contractor:	Holabird & Root LLC James Miller, Principle 140 South Dearborn Street Chicago, IL 60603	Completion Date:	December 31, 2012
Contract Type:	Professional Services		
Contract Amount:	\$ 7,353,310.00		
Mod. No. 1:	\$ 175,094.00		
Mod. No. 2:	\$ 80,000.00		
This Modification:	\$ 1,290,000.00 NTE		
New Contract			
Amount:	\$ 8,898,404.00 NTE		

**M/W/DBE Participation:**

Direct      MBE 23.95 %    WBE       %    DBE       %  
Indirect     MBE       %    WBE       %    DBE       %  
Waiver            Yes/No

**Section 3:**

2 (#) Hiring        (\$) Subcontracting        (\$) Other Economic Opportunities

**GENERAL BACKGROUND**

As part of the Capital Improvement Program, Contract No. 0638 was executed between the Chicago Housing Authority (“CHA”) and Holabird & Root LLC (“H&R”) for Prime Design Consultant (“PDC”) services at Altgeld Gardens (IL2-007) (“Altgeld”), a Family Housing development. The Capital Construction Department (“CCD”) is seeking approval of Modification No. 03 to Contract No. 0638 for work by H&R at Altgeld. This modification is to increase the amount of Contract No.

0638 by an amount not-to-exceed \$1,290,000.00 for the following: (1) the design of the Town Center; and (2) the feasibility and pre-planning to convert Phases VI and V from Family Housing to Senior and Intergenerational Housing.

### **Town Center – Part I - \$1,260,000.00 NTE**

Pursuant to Modification No. 2 issued in December 2009, H&R was required to perform preliminary planning and design of concepts for a Town Center at Altgeld to address the social, welfare and economic needs of the community. Currently, there are non-resident occupants and resident groups utilizing dwelling units within Phase VI. The Part I portion of the Town Center plan is to provide newly constructed space for these groups, and will result in the CHA bringing 40 dwelling units back on line. Additionally, the Town Center will accommodate two (2) existing Department of Family and Supportive Services (“DFSS”) providers that provide daycare services for the community and Altgeld residents. DFSS is looking at the Altgeld Town Center as the permanent solution for their day care facilities.

The breakdown of the proposed additional PDC services for the Town Center – Part I is as follows:

<b>ADDITIONAL PDC SERVICES</b>	<b>AMOUNT</b>
Design	\$ 819,000.00
Construction Administration	\$ 315,000.00
Close Out	\$ 113,400.00
Warranty	\$ 12,600.00
<b>TOTAL</b>	<b>\$ 1,260,000.00 NTE</b>

### **Feasibility Study of Senior and Intergenerational Housing - Phases V and VI - \$30,000.00**

At the request of CHA, H&R was asked to investigate the possible options of changing the current Family Housing at Altgeld to Senior Housing and Intergenerational Housing. H&R’s feasibility study will include: (1) research of similar developments; (2) verification of land uses; (3) verification of traffic patterns; (4) review of zoning requirements; and (4) program development. CCD and H&R negotiated a fee of \$16,000.00 for a feasibility study for Phase V (Blocks 11, 12 and 13) and \$14,000.00 for Phase VI (Blocks 7 and 8).

**The table below summarizes Modification No. 3:**

<b>ADDITIONAL PDC SERVICES</b>	<b>AMOUNT</b>
Town Center – Part I	\$1,260,000.00 NTE
Feasibility Study of Senior and Intergenerational Housing – Phases V and VI	\$30,000.00
<b>TOTAL FOR MODIFICATION NO. 3</b>	<b>\$1,290,000.00 NTE</b>

Based on the forgoing, it is in the best interests of the CHA to process Modification No. 03 to Contract No. 0638 with Holabird & Root LLC for the provision of additional prime design consultant services at Altgeld Gardens in an amount not-to-exceed \$1,290,000.00. The new total contract amount for Contract No. 0638 is not-to-exceed \$8,898,404.00.

**RESOLUTION NO. 2010-CHA-164**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated December 15, 2010 entitled “AUTHORIZATION TO EXECUTE CONTRACT MODIFICATION NO. 03 TO CONTRACT NO. 0638 WITH HOLABIRD & ROOT LLC FOR THE PROVISION OF ADDITIONAL PRIME DESIGN CONSULTANT SERVICES AT ALTGELD GARDENS (IL2-007)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners approves Modification No. 03 to Contract No. 0638 with Holabird & Root LLC for the provision of additional prime design consultant services at Altgeld Gardens in an amount not-to-exceed \$1,290,000.00. The new total contract value of Contract No. 0638 is not-to-exceed \$8,898,404.00. This modification is subject to the Contractor’s compliance with CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

